

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
OCTOBER 12, 2010

TIME: 6:00 P.M.

PLACE: Conference Room, Morris Mews Senior Citizen Complex, West Hanover Avenue and Ketch Road, Morris Township, New Jersey

CALL TO ORDER: Chairman Schramm called the meeting to order at 6:00 P.M.

ROLL CALL: Chairman Schramm requested that the roll be called.

PRESENT

Commissioner Denecke
Commissioner Dolan
Commissioner Koldewyn
Commissioner Ricciardelli
Commissioner Tappen
Vice Chairman Hall
Chairman Schramm

ABSENT

Also attending meeting:

Roberta L. Strater, Executive Director
Lucille Favale, Deputy Executive Director
Douglas Henshaw, Porzio, Bromberg & Newman, P.C.

Chairman Schramm read adequate notice to the public.

I hereby announce and state that adequate notice of this meeting being held on this twelfth day of October, 2010 was provided by the Executive Director of the Housing Authority of the County of Morris by preparing a notice specifying the time, date and place of this meeting. Posting such notice on the bulletin board at Morris Mews Housing Project and filing said notice with the Clerk and the Daily Record, which was published in the Daily Record. I hereby hand a copy of such notice to the Executive Director of the Housing Authority of the County of Morris for inclusion in the minutes of this meeting, all of the above in accordance with N.J.S.A. 10:4-6et. seq. "Open Public Meetings Act."

Minutes – A motion was made by Commissioner Denecke and seconded by Commissioner Koldewyn approving the minutes of September 14, 2010. The following votes were cast:

AYES

Commissioner Denecke
Commissioner Dolan
Commissioner Koldewyn
Commissioner Ricciardelli
Vice Chairman Hall

ABSTAIN

Commissioner Tappen

NAYS

Chairman Schramm

Chairman Schramm declared said motion carried.

Schedule of Warrants – A motion was made by Commissioner Denecke and seconded by Commissioner Koldewyn Approving the Schedule of Warrants for October 12, 2010. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Dolan		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Commissioner Tappen		
Vice Chairman Hall		
Chairman Schramm		

Chairman Schramm declared said motion carried.

Resolution 2010 – 30 – A motion was made by Commissioner Dolan and seconded by Vice Chairman Hall Renewing the Membership in the New Jersey Public Housing Authority Joint Insurance Fund. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Dolan		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Commissioner Tappen		
Vice Chairman Hall		
Chairman Schramm		

Chairman Schramm declared said motion carried.

Resolution 2010 – 31 – A motion was made by Commissioner Dolan and seconded by Commissioner Denecke Approving Change Order No. 2 for Bennett Avenue and Green Pond Village Siding Replacement. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Dolan		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Commissioner Tappen		
Vice Chairman Hall		
Chairman Schramm		

Chairman Schramm declared said motion carried.

Resolution 2010 – 32 – A motion was made by Commissioner Denecke seconded by Commissioner Dolan Approving Change Order No. 3 for Bennett Avenue and Green Pond Village Siding Replacement. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Dolan		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Commissioner Tappen		
Vice Chairman Hall		
Chairman Schramm		

Chairman Schramm declared said motion carried.

Resolution 2010 – 33 – A motion was made by Commissioner Denecke seconded by Commissioner Dolan Approving PHA Certifications of Compliance with PHA Plans and Related Regulations. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Dolan		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Commissioner Tappen		
Vice Chairman Hall		
Chairman Schramm		

Chairman Schramm declared said motion carried.

Morris County Affordable Housing Corporation

Peer Place

Ms. Strater explained the counter offer from Morris Habitat for Humanity. We discussed that Habitat would give us their developer fee and any left over construction funds. The Board discussed the different ways of a fair compensation for both parties. Vice Chairman Hall provided a suggested offer that we will reply to Habitat with and see if they are in agreement with said proposal.

Willow Street

November 10, 2010 from 3pm-5pm is the dedication of the units. An email will be sent to the Board letting them know the date and time.

Gore

NJ Division of Foreclosures is backlogged. We are delayed in proceeding with the foreclosure of this property.

Netcong

Vice Chairman Hall provided us the information about this property. After discussion, we are interested in the property but we do not want to waste any dollars until we know what COAH is going to do.

Morris Plains

Ms. Strater spoke with Mr. Druetzler about the property they wish to develop. Mr. Druetzler stated that Morris Plains would not go ahead until they know about COAH. If COAH goes through, Morris County Affordable Housing Corporation will be developing the property.

New Business

Ms. Strater reported that Mr. Fred Rossi, Administrator of Township of Morris requested the Authority to provide a proposal to be their Administrative Agent for their COAH units. We are proposing a fee of \$16,000. We will review their plan and provide guidance.

The Board of Commissioners agreed for staff to proceed.

Ms. Strater also informed the Board that Peer Place Day Care Center is closing October 30, 2010. Their enrollment dropped drastically causing them to lose money. They cannot afford to keep it open. The after school program will continue. They will continue to make rent payments.

Old Business

None.

A motion was made by Commissioner Dolan and seconded by Commissioner Tappen to go into Executive Session at 6:50 PM to discuss possible legal action concerning a contract. The following votes were cast:

AYES

Commissioner Denecke
Commissioner Dolan
Commissioner Koldewyn
Commissioner Ricciardelli
Commissioner Tappen
Vice-Chairman Hall
Chairman Schramm

ABSTAIN

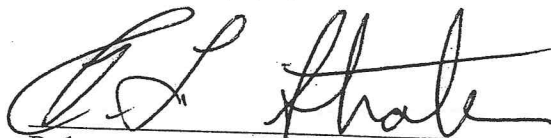
NAYS

Chairman Schramm declared said motion carried.

Executive Session adjourned at 7:05 PM.

Regular Meeting adjourned at 7:06 PM.

11/9/10
Date Adopted


Roberta L. Strater, Director/Secretary

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

October 12, 2010

EXECUTIVE SESSION

Mr. Henshaw reported the issues we have with Zinno Construction. His office has been in discussion with the Contractor's attorney. Mr. Henshaw has been advocating with Zinno Construction to work out the problematic areas, which is to repair the ends of the building. Zinno proposes to return to the job and remove the siding in the presence of a Housing Authority representative and the engineer to discuss what corrective measures will be taken.

Mr. Henshaw suggested that a fiber cement contractor and architect or structural engineer should be there for the removal. He also suggested that Zinno Construction absorb the cost.

After discussion, the Board agreed to have a licensed structural engineer who has experience with Hardi plank siding to look at the building and let us know if it will deteriorate over time, continue to look bad and will water penetrate behind the siding over time.

The minutes of this closed session will be made public promptly upon the conclusion of the dispute and resulting litigation, if any, and the expiration of any applicable appeal periods.

A motion was made by Commissioner Dolan and second by Commissioner Koldewyn to adjourn from the Executive Session at 7:05 PM. The following votes were cast:

AYES

ABSTAIN

NAYS

Commissioner Denecke
Commissioner Dolan
Commissioner Koldewyn
Commissioner Ricciardelli
Commissioner Tappen
Vice Chairman Hall
Chairman Schramm

Chairman Schramm declared said motion carried.